141.0	0002	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,900 /	767,900
					USE VALUE:	767,900 /	767,900
					ASSESSED:	767,900 /	767,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAC CARN DAVID W--ETAL	
Owner 2:	MC DANIEL JULIE A	
Owner 3:		
Street 1:	9 WALNUT TERRACE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Own Occ:	N	
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1935, having primarily Wood Shingle Exterior and 2493 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6224.000	338,700	4,500	424,700	767,900
Total Card	0.143	338,700	4,500	424,700	767,900
Total Parcel	0.143	338,700	4,500	424,700	767,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.02 | /Parcel: 308.02

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 90564

GIS Ref

GIS Ref

Insp Date 04/23/09

!10883!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,700	4500	6,224.	424,700	767,900		Year end	12/23/2021
2021	101	FV	327,200	4500	6,224.	424,700	756,400		Year End Roll	12/10/2020
2020	101	FV	327,200	4500	6,224.	424,700	756,400	756,400	Year End Roll	12/18/2019
2019	101	FV	263,300	4500	6,224.	424,700	692,500	692,500	Year End Roll	1/3/2019
2018	101	FV	263,300	4500	6,224.	376,200	644,000	644,000	Year End Roll	12/20/2017
2017	101	FV	263,300	4500	6,224.	315,500	583,300	583,300	Year End Roll	1/3/2017
2016	101	FV	263,300	4500	6,224.	315,500	583,300	583,300	Year End	1/4/2016
2015	101	FV	247,400	4500	6,224.	273,000	524,900	524,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:32:08

LAST REV

Date	Time
04/30/09	08:54:44
hchinal	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10883

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21417-279		9/1/1991		162,000	No	No		Y

USER DEFINED

Prior Id # 1:	90564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2002	719	Dormers	40,000	O		G4	GR FY04	NEW DORMER WITH BA
6/22/1993	273	Manual	5,000					REPAIR DWELLING

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2009	Inspected	189	PATRIOT
1/12/2009	Measured	345	PATRIOT
4/7/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6224		Sq. Ft.	Site		0	70.	0.97	8									424,705						424,700	

Total AC/HA:	0.14288	Total SF/SM:	6224	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,705	Spl Credit		Total:	424,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.19151616
Const Adj.:	0.99989998
Adj $ / SQ:	131.054
Other Features:	99437
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416116
Depreciation:	77398
Depreciated Total:	338718

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

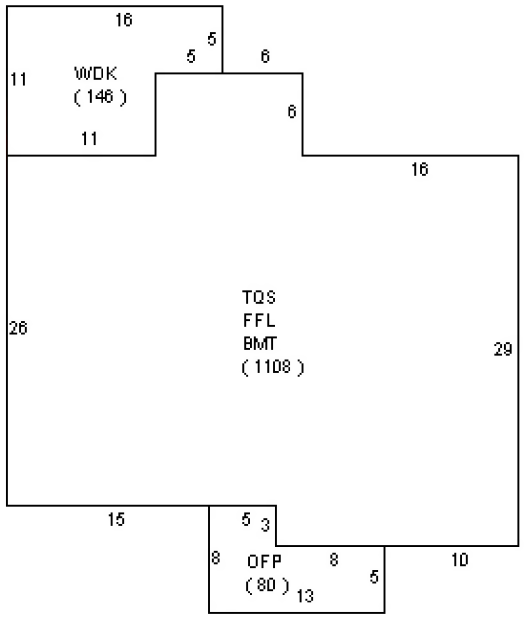
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.05
Special Features:	0	Val/Su Net:	103.48
Final Total:	338700	Val/Su SzAd	174.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,108	52.090	57,720
FFL	First Floor	1,108	131.050	145,207
TQS	3/4 Story	831	131.050	108,906
WDK	Deck	146	12.850	1,876
OFP	Open Porch	80	37.120	2,970

Net Sketched Area:	3,273			Total:	316,679
Size Ad	1939	Gross Area	3550	FinArea	2493

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X24	A	AV	1935	22.44	T	40	101			4,500			4,500

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500